

# **\$1,250,000 - 4335 Sunnyslope Avenue, Sherman Oaks**

MLS® #SR25040860

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## **\$1,250,000**

3 Bedroom, 2.00 Bathroom, 1,253 sqft  
Residential on 0 Acres

N/A, Sherman Oaks,

Back on the market! Do you believe in second chances? Let's talk about location! This darling home is centrally located to all things Los Angeles....Amazingly close to Ventura Boulevard and its shops and restaurants, this home is also incredibly convenient to downtown, Hollywood, Pasadena, Century City, and all the places! Drenched in natural light, this single story, three bedroom, two bath home boasts so much character. Updated flooring, custom paint, classic interior doors, a remodeled kitchen and updated baths, a decorative fireplace, charming back porch, detached garage (ADU anyone?), and a gated driveway are just some of the perks of this cutie. This home is the epitome of classic California. The remodeled kitchen has a large center island, stainless appliances and a slider to the back porch. The water heater has recently been replaced and there is a newer, full sized, stackable washer/dryer that is included. The backyard has huge potential with a large flat grassy area and room for a small sport court behind the garage, or as previously mentioned ADU possibilities. The long driveway can hold several cars and is gated. This charming, tree lined street is just lovely and peaceful. Come see this sweet house and fall in love!



Built in 1947

## **Essential Information**

MLS® #	SR25040860
Price	\$1,250,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Square Footage	1,253
Acres	0.13
Year Built	1947
Type	Residential
Sub-Type	Single Family Residence
Style	Mid-Century Modern
Status	Closed
Listing Agent	Cynthia Nexon
Listing Office	Sothebys International Realty

### Community Information

Address	4335 Sunnyslope Avenue
Area	SO - Sherman Oaks
Subdivision	N/A
City	Sherman Oaks
County	Los Angeles
Zip Code	91423

### Amenities

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces	2
Parking	Garage, Driveway, Garage Faces Front, Gated, Oversized, Paved
# of Garages	2
Garages	Garage, Driveway, Garage Faces Front, Gated, Oversized, Paved
View	None
Pool	None
Security	Prewired

### Exterior

Exterior	Stucco
Lot Description	Street Level, Yard, Lawn
Windows	Plantation Shutters
Roof	Tile

Construction	Stucco
Foundation	Raised

## Interior

Interior	Laminate
Interior Features	All Bedrooms Down, Breakfast Bar, Open Floorplan, Separate/Formal Dining Room, Stone Counters
Appliances	Gas Water Heater, Dishwasher, Disposal, Gas Cooktop, Microwave, Refrigerator
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room
# of Stories	1
Stories	One

## School Information

District	Los Angeles Unified
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## Additional Information

Date Listed	February 27th, 2025
Days on Market	64
Zoning	LAR1
Short Sale	N
RE / Bank Owned	N

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